




FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR FEBRUARY 9, 2011		

TO

DATE:

February 15, 2011

Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Theo Ngongang, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Melvin Hicks, Gary Letteron, and Amy Gilder-Busatti for the Department of Planning;
- Chief John Carr for the Fire Department;
- Milan Rai for HCD Plans Examining;
- John Thumbi and Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

Agenda

1. **Preliminary Review - P-1 Parking Garage, Johns Hopkins Hospital/ Forest City-New East Baltimore Partnership**

Preliminary Review - P-1 Parking Garage, Johns Hopkins Hospital/Forest City-New East Baltimore Partnership

Zoning: B-2-3 (PUD #129)

Plans Date: N/A

Block/Lot: 1586/001

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ±1.458 Acres

Gross Square Footage: N/A

In addition to Committee Members and Planning staff, in attendance was:

- John Judge, Desman Associates;
- Betsy Boykin, Core Studio Design;
- Kadir Hersi, Qodesh CM;
- Vee Stanic, Qodesh CM;
- Brian Stephenson, Qodesh CM;
- John Lecker, FC-NEBP;
- David Dill, FC-NEBP; and
- Julie Tice, SCB.
- Stanford R. Britt, Sulton Cambell Britt;

Project Summary:

This project is for the proposed P-1 parking garage with 1,465 parking spaces, that will serve Johns Hopkins and Forest City-New East Baltimore Partnership users. There will be a first-floor retail component of ±11,000 sqft, but it may be scaled back to a smaller user of ±5,000 sqft as necessary.

Comments & Issues:

- Plans/Permits:
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- Environmental/Landscaping:
 - Tree pits should be a minimum of 10' in length. Show Forest Conservation calculations on the landscape sheet. Contact Gary Letteron in the Office of Sustainability with any questions, 410-396-4369.
 - Please do not use Red Maples as shown, replace with October Glory or Autumn Sunset. Also, swap in Liriope Muscari species. Contact Amy Gilder-Busatti with any questions, 410-396-5902.
- Parking/Traffic:
 - Parking spaces are shown at 9' by 18' with some obstructions, such as concrete columns. The parking bay appears to scale at 60', please confirm 9' by 20' spaces with a 20' aisle and show typical dimensions.
 - How is retail user (±11,000 sqft) serviced (such as for deliveries and trash pick-up)? This access right beside the garage entry is problematic. There should be a pedestrian refuge between the entry and the retail service area/dock.
 - At the garage half-way point will be a control to limit access to upper floors. Please show a turn-around for cars that are not permitted past this point. This could be achieved by simply hatching out one parking spaces for a turn-around area.

- Recirculation in the ground floor of the garage may not work with the needed lane alignments, please confirm this flow.
- Look at the desired flow of traffic into/out of the garage, especially in the adjacent alley. Two-way traffic will not work well. Use signage and exit design to guide vehicles departing the garage to the preferred exit routes.
- Ensure appropriate stacking is provide for each entry lane into the garage.
- Ensure that traffic flow in the adjacent alley takes into consideration any stacking for the grad building next door, especially during move-in/out.
- Provide turning templates to ensure proposed movements will work.
- Accessibility:
 - Ensure ADA parking spaces are conveniently located close to entrances/exits. First floor parking will need a personnel door to exit, as there is no room by entry gates.
 - Show hatchment from ADA parking spaces to nearest entry/exit point, as well as elevators.
 - Be careful in selecting brick or paver patterns, to ensure that these surfaces do not pose problems to those with limited mobility. A smooth, flat surface is preferred to an uneven surface or one with many grooves or gaps.
- Plan Adjustments/Missing Site Plan Elements:
 - Please refer to the SPRC Guidelines for the next submittal, with special attention to Section 9, which outlines the submittal requirements. Include general notes section, opposite street sides, and stacking details.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format with revisions, and reschedule for follow-on review.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**